022.0	0002	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,200 / 905,200
					USE VALUE:	905,200 / 905,200
					ASSESSED:	905,200 / 905,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAHIFF EDNA T
Owner 2:	
Owner 3:	
Street 1:	311 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWENSON EUGENE & WALBORG F -
Owner 2:	-
Street 1:	311 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,347 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1870, having primarily Clapboard Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9347.000	395,800	5,100	504,300	905,200
Total Card	0.215	395,800	5,100	504,300	905,200
Total Parcel	0.215	395,800	5,100	504,300	905,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.01 | /Parcel: 407.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14503
GIS Ref:
GIS Ref:
Insp Date: 04/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 022.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,000	5100	9,347.	504,300	905,400	905,400	Year End Roll	12/18/2019
2019	101	FV	312,300	5100	9,347.	535,800	853,200	853,200	Year End Roll	1/3/2019
2018	101	FV	312,300	5100	9,347.	390,800	708,200	708,200	Year End Roll	12/20/2017
2017	101	FV	312,300	5100	9,347.	340,400	657,800	657,800	Year End Roll	1/3/2017
2016	101	FV	312,300	5100	9,347.	290,000	607,400	607,400	Year End	1/4/2016
2015	101	FV	304,300	5100	9,347.	283,700	593,100	593,100	Year End Roll	12/11/2014
2014	101	FV	304,300	5100	9,347.	233,200	542,600	542,600	Year End Roll	12/16/2013
2013	101	FV	304,300	5100	9,347.	221,900	531,300	531,300		12/13/2012

!1836!

PRINT

Date	Time
12/10/20	17:23:39

LAST REV

Date	Time
05/09/18	08:16:22
ekelly	
1836	

USER DEFINED

Prior Id # 1:	14503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWENSON EUGENE	9508-462		12/1/1959		21,500	No	No		John M Lahiff dod 5/1/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	Meas/Inspect	BS	Barbara S
2/4/2009	Meas/Inspect	294	PATRIOT
11/2/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9347		Sq. Ft.	Site		0	80.	0.67	1			Med. Tr	-10					504,294						504,300	

Total AC/HA: 0.21458 | Total SF/SM: 9347 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,294 | Spl Credit | Total: 504,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15047669
Const Adj.:	0.96728945
Adj $ / SQ:	139.106
Other Features:	71800
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573650
Depreciation:	177832
Depreciated Total:	395819

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

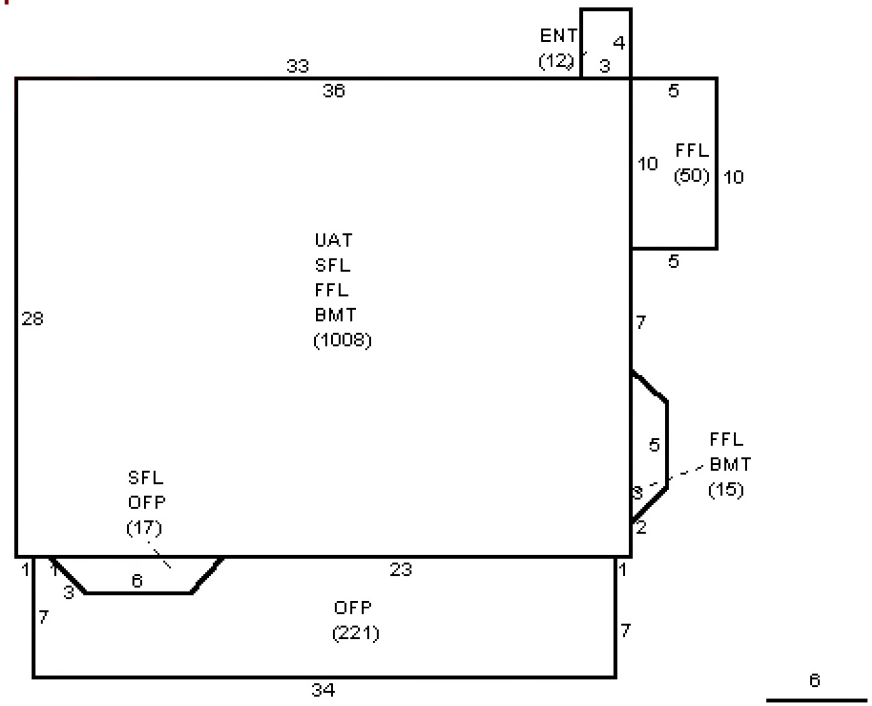
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.01
Special Features:	0	Val/Su Net:	109.25
Final Total:	395800	Val/Su SzAd	188.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,073	139.110	149,260
SFL	Second Floor	1,025	139.110	142,583
BMT	Basement	1,023	41.730	42,691
UAT	Upper Attic	252	76.510	19,280
OFP	Open Porch	238	22.670	5,395
ENT	ENTRY	12	25.540	306

Net Sketched Area:	3,623	Total:	359,515
Size Ad	2098	Gross Are	4379	FinArea	2224
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

022.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc